

# CITY OF SAN BRUNO

## COMMUNITY DEVELOPMENT DEPARTMENT



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### PLANNING COMMISSIONERS

Terry Birt, *Chair*  
Mary L. Johnson, *Vice-Chair*  
Bob Marshall Jr.  
Perry Petersen  
Joe Sammut  
Robert Schindler  
Mark Tobin

# A G E N D A

**Planning Commission Meeting**  
**Tuesday - July 18, 2000**  
**City Hall Council Chambers**  
**567 El Camino Real**  
**7:00 to 11:15 P.M.**

*Agenda is posted on the San Bruno web site at <http://www.ci.sanbruno.ca.us>*

### Roll Call

### Pledge of Allegiance

1. **Approval of Minutes** May 16, 2000
2. **Communications**
3. **Public Comment** Items Not on Agenda
4. **3220 Fasman Drive**  
Use Permit 00-10 (Public Hearing)  
Variance 00-01 (Public Hearing)  
  
Environmental Determination:  
Categorical Exemption  
  
Zoning:  
Single Family Residential (R-1)  
  
Request for a Conditional Use Permit and Variance to allow the construction of a three-story addition resulting in a greater than 50% increase in gross floor area, a gross floor area of 5,321 sq ft (1.06 FAR), where 2,750 sq. ft. (.55 FAR) is allowed, a lot coverage of 2,397 sq. ft. (.48), where 2,200 sq. ft. (.44) is allowed, a third story, a garage which is larger than 600 sq. ft., and an overall height greater than 35 feet, per Sections 12.200.030.B.1,2,3 & 4, 12.200.040.A, 12.200.080.B, and 12.96.060.D.1 - Gary Love, applicant/owner; UP 00-10 and V 00-01.

5. **2330 Toyon Way**  
Use Permit 00-14 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning:  
Single Family Residential (R-1)
- Request for a Use Permit to allow the construction of a 427 square foot addition to an existing three story, single-family dwelling, resulting in gross floor area of 3,300 square feet (.55 FAR), where 3,078 square feet (.59) is allowed; per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance.
6. **444 Cherry Avenue**  
Use Permit 00-15 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning:  
Single Family Residential (R-1)
- Request for a Use Permit to allow the construction of a 701 square foot, two-story addition to an existing single-family home resulting in an increase of gross floor area by more than 50% (cumulatively since September 26, 1988) and a one car garage with a gross floor area (not including the garage) of 1,933 square feet, where only 1,825 square feet is allowed; per Sections 12.200.030.B.1, 12.200.060.C and 12.200.080.A.2 of the San Bruno Zoning Ordinance
7. **131 Cabrillo Way**  
Variance 00-02 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning:  
Single Family Residential (R-1)
- Request for a Variance to allow a 90 square foot addition to an existing detached garage with non-conforming setbacks, resulting in a structure with a four (4") inch setback, where five (5') feet is required; per Sections 12.84.140.B and 12.96.060.D.5 of the San Bruno Zoning Ordinance.
8. **440 Chestnut Ave**  
Use Permit 00-18 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning:  
Single Family Residential (R-1)
- Request for a Use Permit to construct a 227 square foot addition to the main floor of an existing single-family dwelling which results in a gross living area exceeding 1,825 sq.ft. of living space with a one car garage; per Sections 12.200.030.B.5 and 12.200.080.A.2 of the San Bruno Zoning Ordinance.
9. **900 El Camino Real**  
Use Permit 00-17 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning:  
General Commercial (C-1)
- Request for a Use Permit and Architectural Review to establish a used car sales facility, designated as a Conditional Use, to be located in the General Commercial Zoning District including related building, parking and landscaping improvements which is visible from the public right-of-way; per Sections 12.108 and 12.96.110.C.8 of the San Bruno Zoning Ordinance.

- 10. Southeast Corner of Highway 35 and Berkshire Drive**  
Use Permit 00-16 (Public Hearing)  
Architectural Review Permit 00-07
- Environmental Determination:  
Categorical Exemption
- Zoning:  
Single Family Residential (R-1)
- 3051 Fleetwood Drive**
- 11.** Use Permit 00-13 and Architectural Review Permit 00-06
- Environmental Determination:  
Categorical Exception
- Zoning:  
Single Family Residential (R-1)
- Request for a Use Permit to allow for the installation of wireless communications antennae for Pacific Bell Wireless 20 feet high on an existing 43 foot utility pole and a micro cell near the base of the pole, resulting in a change which would be visible from the public right-of-way; per Sections 12.84.090.D and 12.108.010.A of the San Bruno Zoning Ordinance.
- Request for a use permit to allow for the installation of wireless communications antennae for GTE Wireless on an existing 90 foot PG&E electrical transmission tower and an equipment shelter under the tower at the rear of an existing single family residence which would be visible from the public right-of-way; per Sections 12.84.090.D, 12.84.160, and 12.108.010.A of the San Bruno Zoning Ordinance - GTE Wireless, applicant; Samuel Giles, owner - UP-00-13 and AR-00-06.
- 12. Specific Plan Study Session**  
(Public Comment)
- Environmental Determination:  
Environmental Impact Report
- Zoning District:  
Administrative Research (A-R)  
Neighborhood Commercial (C-N)  
High Density Residential (R-4)  
Open Space (O)
- 13. City Staff Discussion**
- 14. Planning Commission Discussion**
- 15. Adjournment**

If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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